

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ROC-14279 - APPLICANT/OWNER: PARDEE HOMES LLC
and PROPERTY HOLDING CORPORATION**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition Number 9 of Site Development Plan Review (SDR-12111) shall be amended to read, "The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from the back of the sidewalk, five feet on the side, ten feet on the corner side, and 10 feet in the rear."
2. Conformance to all other conditions of approval for Site Development Plan Review (SDR-12111).

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Review of Condition of an approved Site Development Plan Review (SDR-12111) to amend condition Number 9 to allow an 18 foot front setback to the front of the garage as measured from the back of the sidewalk where a 22 foot front setback to the front of the garage as measured from the back of the pedestrian access easement was approved for a proposed subdivision on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way.

EXECUTIVE SUMMARY

The original Site Development Plan Review (SDR-12111) was approved on 05/17/06 by the City Council. The site plan date stamped 02/28/06 indicated a 22 foot front setback to the garage. Condition Number 9 required a 22 foot front setback to the front of the garage as measured from the back of the pedestrian access easement. The applicant is requesting the subject Review of Condition to allow an 18 foot front setback as measured from the back of the sidewalk. This amendment to Condition Number 9 will allow automobiles to properly fit in their driveways and not block the sidewalks. Therefore, the proposed amendment to Condition Number 9 is appropriate as it will allow the homeowner's vehicles to be properly parked in their driveways.

BACKGROUND INFORMATION

A) *Related Actions*

- 01/17/01 A portion of the subject property was annexed (A-0003-99) into the city of Las Vegas as part of a larger request. The Planning Commission recommended approval. The effective date was 01/26/01.
- 05/17/06 The City Council approved a Rezoning (ZON-12108) from U (Undeveloped) Zone [TC (Town Center) Master Plan Designation] [L-TC (Low Density Residential - Town Center) Special Land Use Designation] to T-C (Town Center) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way. Also, a Site Development Plan Review (SDR-12111) for a 24 unit single family residential development and a Waiver of the Town Center Streetscape Design Standards was approved. Finally, a Waiver (WVR-12115) of Title 18.12.160 to allow intersection offsets of 200 feet where 220 feet is the minimum allowed was approved. The Planning Commission recommended approval of all items on 04/13/06. Staff recommended approval of the Rezoning and the Waiver, but not the Site Development Plan Review.

07/27/06 The Planning Commission will consider a Tentative Map (TMP-14330) for a 24-lot single family residential subdivision on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way. Staff is recommending approval of the subject case.

B) Pre-Application Meeting

The elements of a Review of Condition application were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Review of Condition, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.06

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Dwellings
South: Proposed Middle School
East: Single Family Dwellings
West: Single Family Dwellings

C) Planned Land Use

Subject Property: L-TC (Low Density-Town Center)
North: L-TC (Low Density-Town Center)
South: PF-TC (Public Facility-Town Center)
East: ML-TC (Medium Low Density-Town Center)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: U (Undeveloped) Zone [PF (Public Facilities) General Plan
Designation] under Resolution of Intent to C-V (Civic) Zone
East: T-C (Town Center)
West: R-PD4 (Residential Planned Development - 4 Units per Acre)

E) General Plan Compliance

The site is designated as TC (Town Center) on the Centennial Hills Sector map of the General Plan. Within Town Center, land use is more specifically described by special land use designations as set out in the Town Center Development Standards Manual. The Manual designated this site as L-TC (Low Density-Town Center). This designation has a density range from 3.5 to 5.5 units per gross acre. This district permits single family detached homes as well as other more imaginative Low Density residential development which puts an emphasis upon common open space. Local supporting land uses such as parks, other public recreational facilities, schools and churches are also allowed in this district. The T-C (Town Center) zoning conforms to the L-TC (Low Density-Town Center) land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
<i>Town Center</i>	X	
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X
County/North Las Vegas/HOA Notification		X

Town Center – L (Low Density Residential)

The Low Density Residential District has a density range from 3.5 to 5.5 dwelling units per gross acre. The district permits single family detached homes as well as other more imaginative Low Density residential development which puts an emphasis upon common open space. Local supporting land uses such as parks, other public recreational facilities, schools and churches are also allowed in this district.

ANALYSIS

A) General Analysis and Discussion

The applicant is requesting the subject Review of Condition to allow an 18 foot front setback to the front of the garage as measured from the back of the sidewalk where a 22 foot front setback as measured from the back of the pedestrian access easement was required. The proposed amendment would allow for the proper placement of the homeowner's vehicle. If the condition is left unchanged, the cars parked in the driveway would block the sidewalk. Therefore, the Review of Condition can be supported, since it creates an orderly and safe environment within the development.

B) Conditions of Approval from Site Development Plan Review (SDR-12111)

1. A Rezoning (ZON-12108) to a TC (Town Center) Zoning District, a Waiver of Title 18.12.160 (WVR-12115) to allow intersection offsets of 200 feet where 220 feet is the minimum allowed; and a Petition to Vacate U.S. Government Patent Easements (VAC-12117) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/28/06, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of 14 36-inch box Rio Grande Ash in an evenly spaced pattern within the landscape amenity zone along Deer Springs Way
5. A Waiver from the Town Center Standards is hereby approved, to allow a five foot wide sidewalk with five foot wide planters on both sides of the sidewalk along Tee Pee Lane where a seven foot wide sidewalk with a five foot wide amenity zone between the sidewalk and curb is required.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of 14 36-inch box Rio Grande Ash trees and 14 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Tee Pee Lane planter area. Two 36-inch box Chitalpa accent trees shall be placed at the intersection of Tee Pee and Bath and at the intersection of Tee Pee and Deer Springs.
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of five 36-inch box Rio Grande Ash trees and four 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Bath Drive planter area.
8. A Waiver from the Town Center Residential Street Standard for the subdivisions cul-de-sac is hereby approved, to allow the four lots that face the cul-de-sac bulb to have a four foot wide pedestrian access easement which consists of a sidewalk, and to allow the remaining 20 lots (not fronting the bulb) to have eight foot wide pedestrian access easements which contain four foot wide sidewalks and four foot wide landscape amenity zones, where the Town Center Development Standards require an 11 foot 6 inch pedestrian access easement with a five foot wide sidewalk and a six foot six inch amenity zone.

9. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from the back of the pedestrian access easement, five feet on the side, ten feet on the corner side, and 10 feet in the rear.
10. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
13. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. The right-of-way radii at the intersection of Bath Drive and the entrance street shall be a minimum of 15 feet.

20. Construct half-street improvements including appropriate overpaving on Bath Drive, Deer Springs Way, and Tee Pee Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
21. Landscape and maintain all unimproved rights-of-way, if any, on Tee Pee Lane, Deer Springs Way, and Bath Drive adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
23. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping, including block walls, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Obtain written approval from the City Engineer for any proposed deviations of area standards prior the submittal of a Tentative Map or redesign the site to standards. We note that the site plan submitted for this site review proposes a deviated cul-de-sac, sidewalk and right-of-way widths.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
26. Site development to comply with all applicable conditions of approval for ZON-12108 and all other subsequent site-related actions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 147 by Planning Department

APPROVALS 0

PROTESTS 0